

May 23, 2022

Mr. Greg Christiana
Town Moderator
Town of Arlington
730 Mass Avenue
Arlington, MA 02476

Dear Mr. Moderator and Town Meeting Members,

My name is Laura Fuller and I am a Town Meeting Member representing Precinct 11. I am submitting the attached letter on behalf of my neighbor and resident of Precinct 11 urging a NO vote on Article 38.

Thank you,

Laura Fuller
Town Meeting Member, Precinct 11

May 20, 2022

Mr. Greg Christiana
Town Moderator
Town of Arlington
730 Mass Avenue
Arlington, MA 02476

Dear Mr. Moderator and Town Meeting Members,

I appreciate the opportunity to say a few words regarding the proposed Article 38.

For anyone that does not know me, my Name is Steve McKenna, I live in Arlington and for 36 years I have been a real estate agent with Bowes Real Estate now Gibson Sotheby's. In fact, I have represented many of the current town meeting members over my career. I am a member of the Greater Boston Real Estate Board Government Affairs and I have extensive knowledge of the Town of Arlington zoning by-laws and have served on several committees within the Town of Arlington.

Additionally, I have extensive knowledge and experience with understanding the real estate market and property values in Greater Boston and more specifically Arlington and have been involved with several committees regarding affordable housing.

I am asking you NOT to vote in favor of Article 38. This proposed article will not generate affordable homeownership as it may claim. The proponent of this proposed article believes this will create more affordable housing opportunities. That is totally incorrect. This by law will create more opportunities for developers to sell more properties and make a larger profit by creating smaller spaces with higher quality finishes, on larger lots.

Please understand, the housing cost in Arlington is expensive not because of the home sellers or developers but because of our proximity to Harvard, Tufts, MIT, all the major hospitals, and of course the increased popularity of the Biotech industry in Cambridge and Boston. Arlington is expensive because of our schools, the Bike Path, access to public transportation, our diversity, our location, shops, restaurants, and the community as a whole. Arlington is one of the most popular places to live in Greater Boston and that is why it is expensive to live here. This proposed article will not change that.

California adopted this type of zoning and there have been major lawsuits brought against the state and many communities are realizing the devastating impact it has on their communities. There are so many unintended consequences with this article. There will be an increase in density, population, traffic, and parking. The idea of only allowing two 1,850 square foot units will make them more affordable is incorrect. I am not sure what the proponents consider affordable, but these units will sell for well over \$1 million dollars. In addition, have they considered what will happen when the owners of these units realize the space becomes too small for their family and they want to increase the size or want to add on an ADU?

The reality is the size of a family has grown over the past decade and that is why the town had to rebuild and enlarge all the elementary schools and rebuild the high school. Additionally, there are more multi-

generational families living together and there is a need for larger homes. Along with the fact that everyone works from home and will continue to do so everyone needs space for home offices. The idea of changing the zoning to allow two units at 1,850 square feet will allow housing for more families is unreal. Families cannot live in 1850 square feet and that is why you are seeing a renovation boom in Arlington and surrounding towns. No one is making their home smaller -they are making them bigger.

If the proponents are looking to create more opportunities for housing and affordable home ownership there are many opportunities to do that within the existing bylaws by adjusting the Use and Dimensional regulations while keeping our current zoning districts in place. Therefore, I propose the town create a committee to review the zoning by laws and determine the best way to develop and create more affordable home ownership in addition to affordable housing.

As a professional real estate agent, I am totally in support of more affordable opportunities as well as the development of quality, sensible homes in Arlington. In the end, I ask you to please vote NO on Article 38.

Thank you for your time and consideration.

Steve McKenna
4 Upland Road
Arlington, MA